

Agenda Item Number: <u>2009-5-6D</u>

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 12, 2009

Department: Public Works **Staff Contact**: Tom Zdunek, Deputy County Manager for Public Works

Park & Recreation Steve Miller, IPGR Director

Ray Orona, Right of Way Manager

Clay Campbell, Planning Mngr., Parks & Recreation

TITLE: Acquisition of Property – Don Felipe and Beck Road SW

ACTION: Motion to approve purchase of tract 60A1A located on the southwest

corner of Don Felipe and Beck Road SW (single vacant lot containing

4.312 acres) from Luis & Manuelita Griego

SUMMARY:

This parcel abuts County open space and will enhance the County's Open Space Program. Assemblage of the two properties will improve overall access and exposure to the property. In addition, this property will be purchased at a time when real estate markets are down and at a potential savings to the County. This parcel preserves the natural landscape of the South Valley that has become a part of the neighborhood appeal. The subject parcel was appraised at \$376,500.00 by Mario Del Curto at American Property Consultants and an offer was made accordingly. The owners made a counter-offer of \$420,000.00. The County and Owners negotiated a final purchase price of \$414,150.00. The details for the appraised values of this right-of-way taking are as follows:

For Parcel Tract 60A1A (single vacant lot containing approximately 4.312 acres)\$376,500.00
Administrative Settlement 37,650.00
Closing Costs (Sandia Title) 2,313.50
SUBTOTAL OFFER: \$416,463.50

ATTACHMENTS:

- 1. Parcel Description
- 2. Zone Atlas Page
- 3. Valuation Analysis
- 4. Real Estate Committee Approval Letters
- 5. Agreement between County and Owner

FISCAL IMPACT

Purchase of this property will cost Bernalillo County approximately \$500 per year to maintain surface water irrigation privileges with the MRGCD. Clearing the land, laser leveling it, and constructing irrigation improvements will be an additional one-time cost of approximately \$3,000. These expenses will be paid for by the Open Space Mill Levy. Open Space staff expects to consult with the community on future farming and agricultural uses at this property for County and community benefit, which may result in other site improvements that also will be paid for by the Open Space Mill Levy. Clay Campbell, Planning Manager, 4/22/09

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

The purchase of this property will compliment our existing open space in this area and will preserve much needed land against development. I recommend Board approval. TL 5/3/09

DEPUTY COUNTY MANAGER

The purchase of this property will supplement the existing open space property. The dedicated area to open space will ensure the property is returned to natural landscape for the benefit of County residents. I recommend approval. TZ 4/27/2009

LEGAL

Purchase was approved by the Real Estate Committee on 4/21/2009. PFT 4/23/2009

FINANCE

Budget Approval would allow the County to purchase property located on the

southwest corner of Don Felipe and Beck Road SW which will enhance the County's Open Space Program. Funds for the acquisition and ongoing maintenance are available through the Open Space Mill Levy. Stephanie

Manzanares, Financial Services Administrator II, 4/24/09.

Purchasing Acquisition of land is exempt from the NMSA Procurement Code. Phillip

Lee, Purchasing Administrator, 4/22/2009

Contracts Control Number (CCN) 2009-0242 has been assigned contingent

upon Commission approval. Phillip Lee, Purchasing Administrator,

4/22/2009

Risk Management No comment required. David A. Baca, Risk Management Director.4/23/09